

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** East Lake Forest Park & West Kenmore / 4

**Previous Physical Inspection:** 2000

#### **Sales - Improved Summary:**

Number of Sales: 431

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$115,700	\$171,700	\$287,400	\$304,900	94.3%	10.89%
<b>2004 Value</b>	\$119,500	\$178,500	\$298,000	\$304,900	97.7%	10.75%
<b>Change</b>	+\$3,800	+\$6,800	+\$10,600		+3.4%	-0.14%
<b>% Change</b>	+3.3%	+4.0%	+3.7%		+3.6%	-1.29%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.14% and -1.29% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### **Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2003 Value</b>	\$118,600	\$174,300	\$292,900
<b>2004 Value</b>	\$122,500	\$181,800	\$304,300
<b>Percent Change</b>	+3.3%	+4.3%	+3.9%

Number of one to three unit residences in the Population: 4843

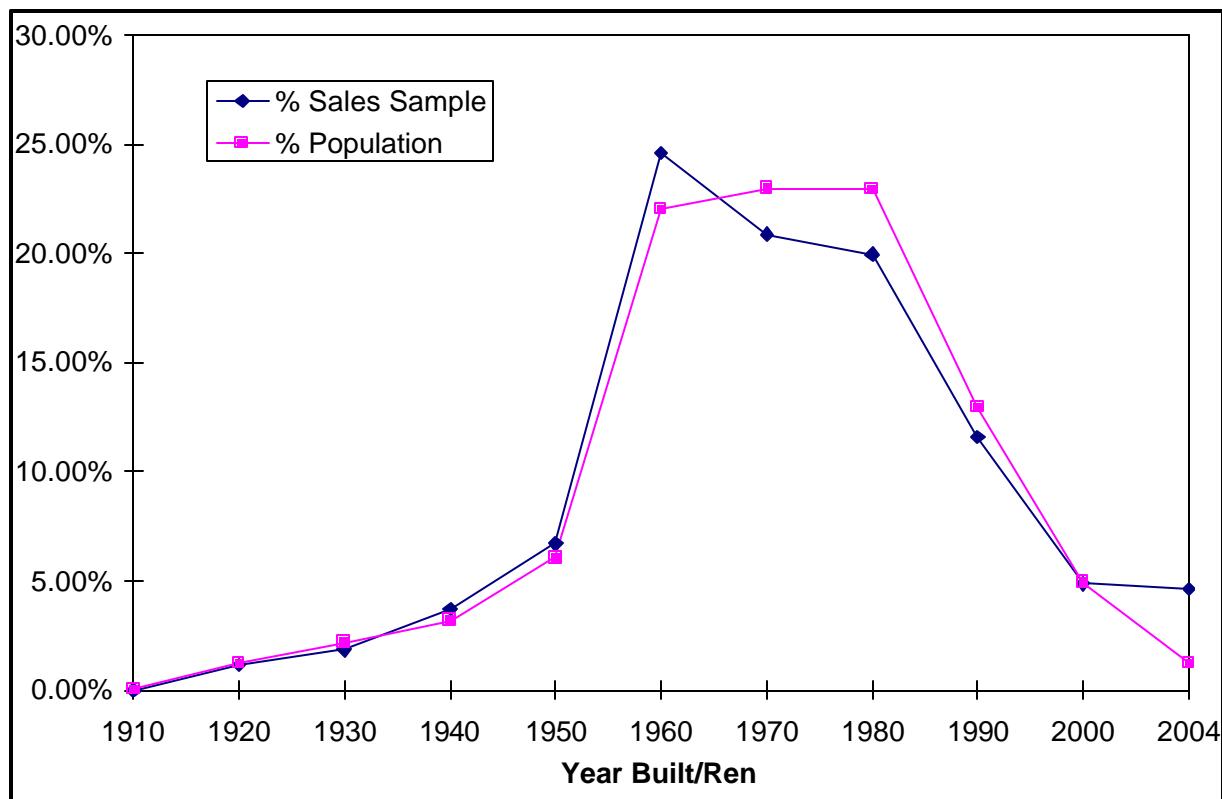
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required minimal adjustments in order to improve the uniformity of assessments throughout the area. Several variables were tested during model development and analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for most properties throughout this area. Properties with higher quality homes (grade 9 or better) along with houses built or renovated after 2000 or having above grade living areas greater than 2600 square feet were assessed at market value and did not need further adjustments.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	5	1.16%
1930	8	1.86%
1940	16	3.71%
1950	29	6.73%
1960	106	24.59%
1970	90	20.88%
1980	86	19.95%
1990	50	11.60%
2000	21	4.87%
2004	20	4.64%
	431	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	61	1.26%
1930	107	2.21%
1940	156	3.22%
1950	294	6.07%
1960	1068	22.05%
1970	1113	22.98%
1980	1112	22.96%
1990	628	12.97%
2000	240	4.96%
2004	61	1.26%
	4843	

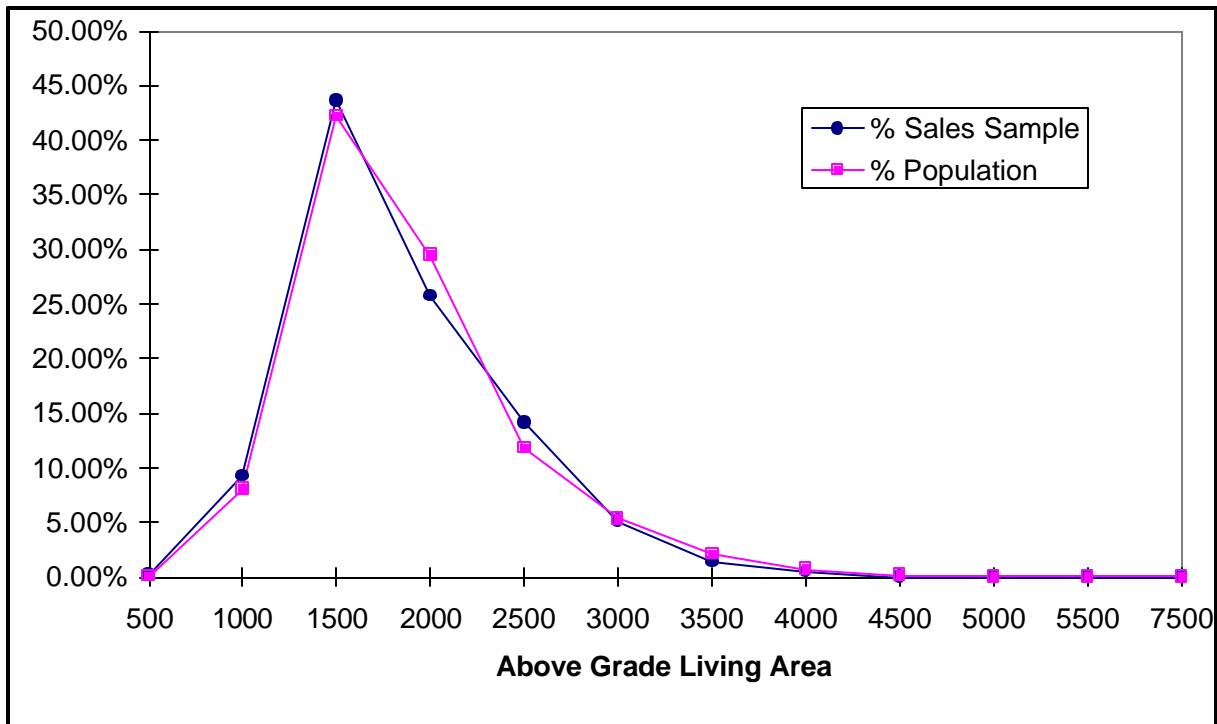


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.23%
1000	40	9.28%
1500	188	43.62%
2000	111	25.75%
2500	61	14.15%
3000	22	5.10%
3500	6	1.39%
4000	2	0.46%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	431	

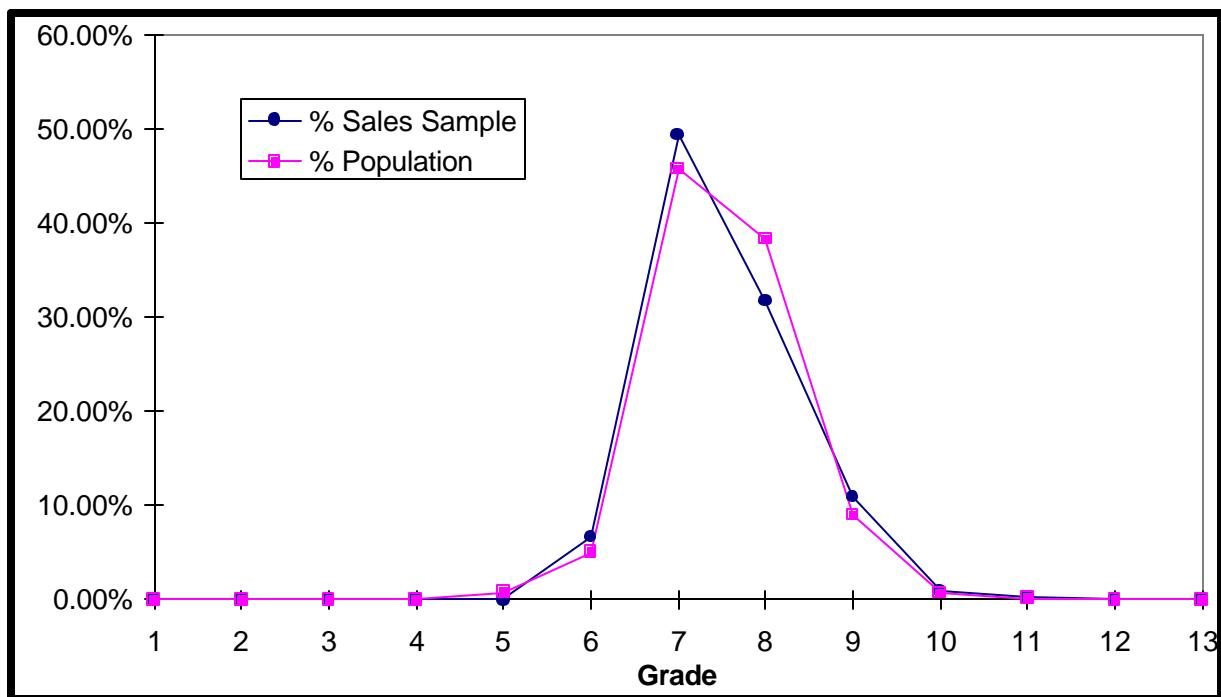
<b>Population</b>		
AGLA	Frequency	% Population
500	4	0.08%
1000	389	8.03%
1500	2044	42.21%
2000	1428	29.49%
2500	573	11.83%
3000	258	5.33%
3500	101	2.09%
4000	35	0.72%
4500	7	0.14%
5000	2	0.04%
5500	1	0.02%
7500	1	0.02%
	4843	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

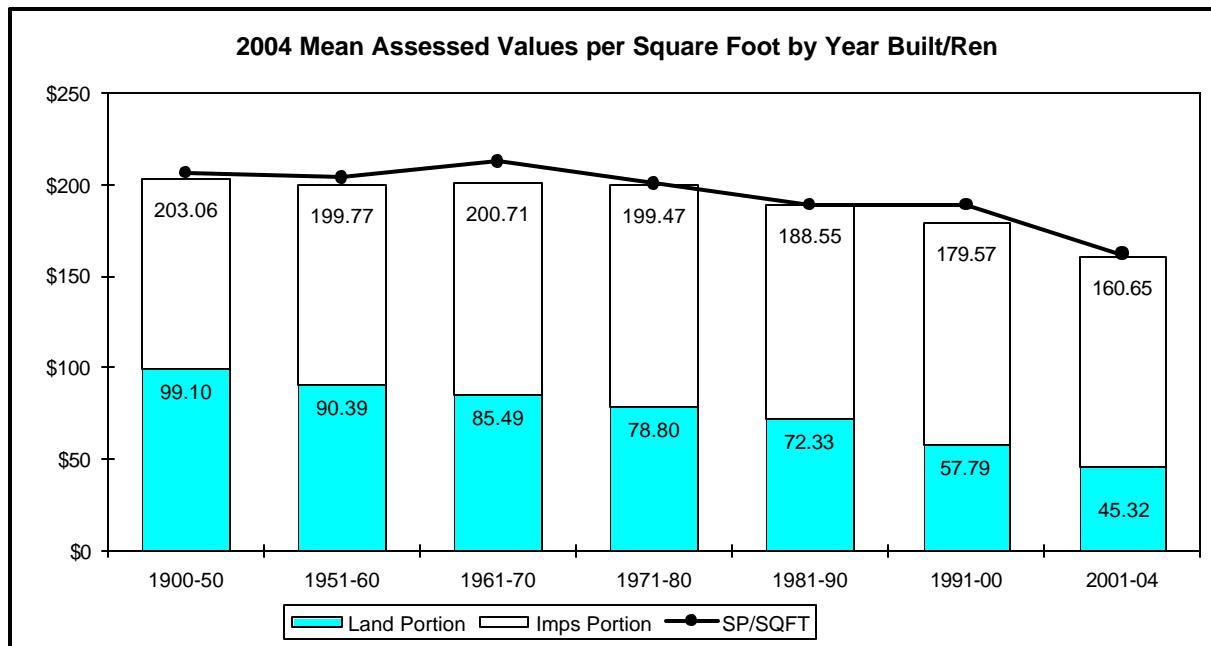
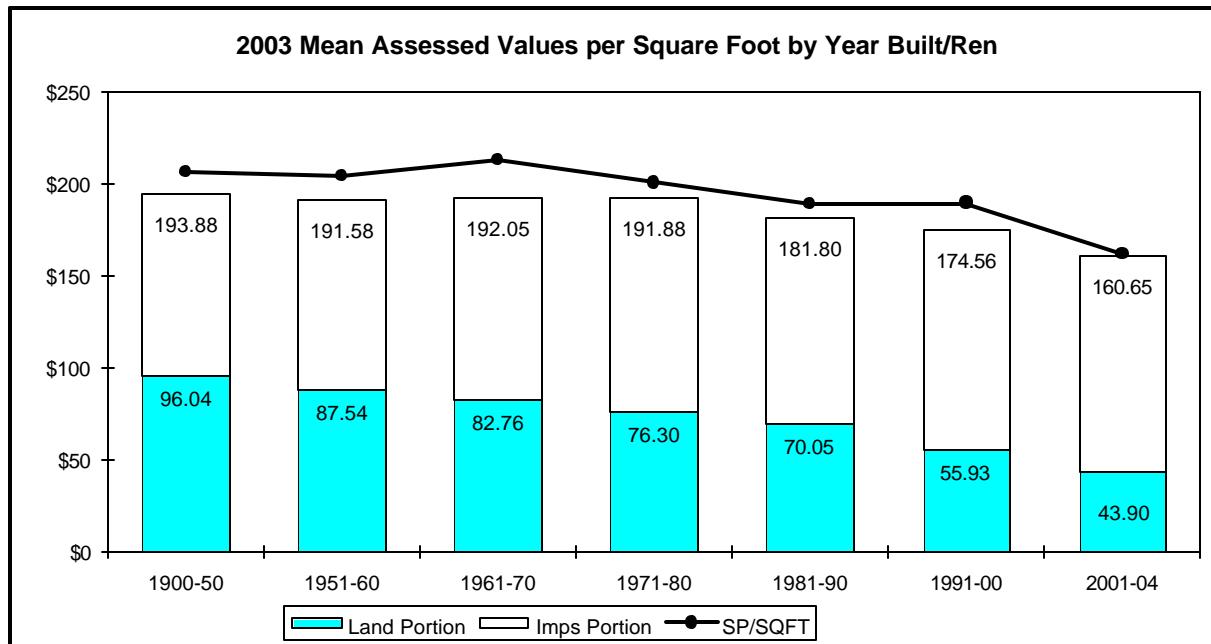
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	39	0.81%
6	29	6.73%	6	244	5.04%
7	213	49.42%	7	2219	45.82%
8	137	31.79%	8	1861	38.43%
9	47	10.90%	9	435	8.98%
10	4	0.93%	10	37	0.76%
11	1	0.23%	11	8	0.17%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
431			4843		



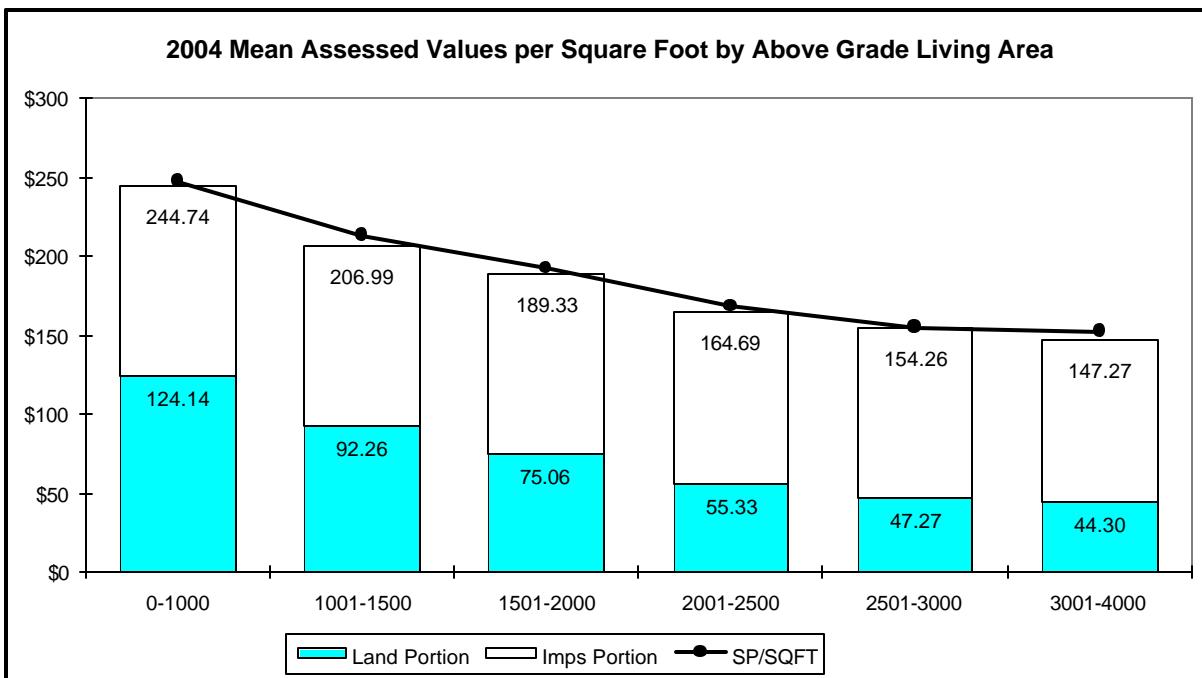
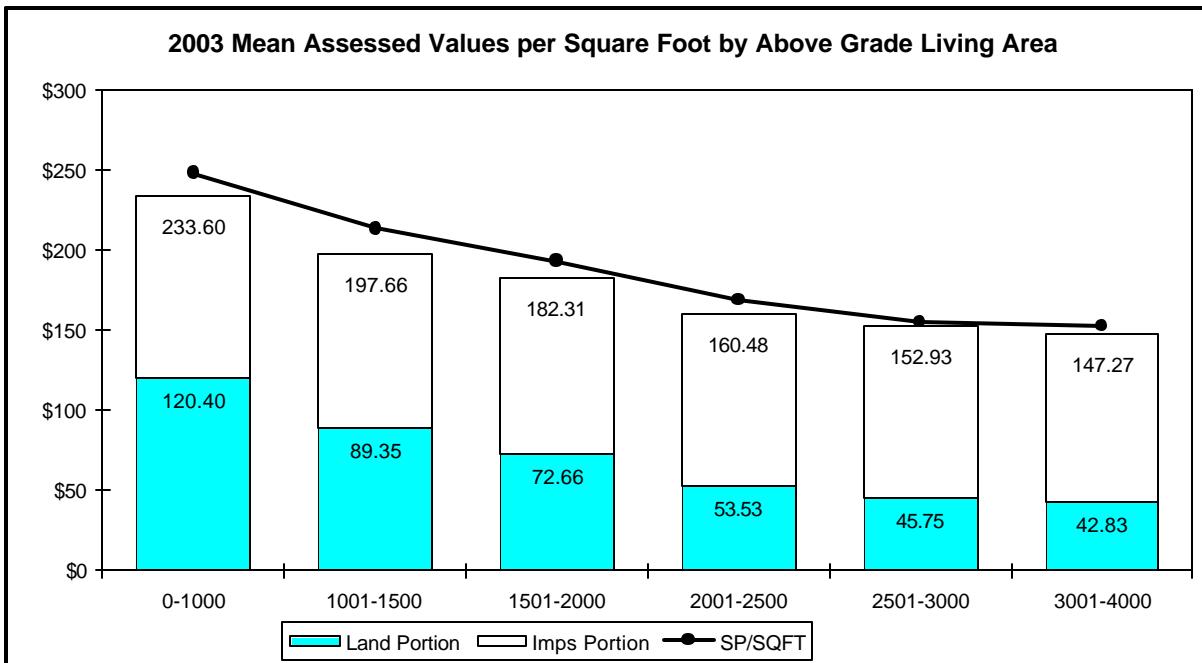
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated**



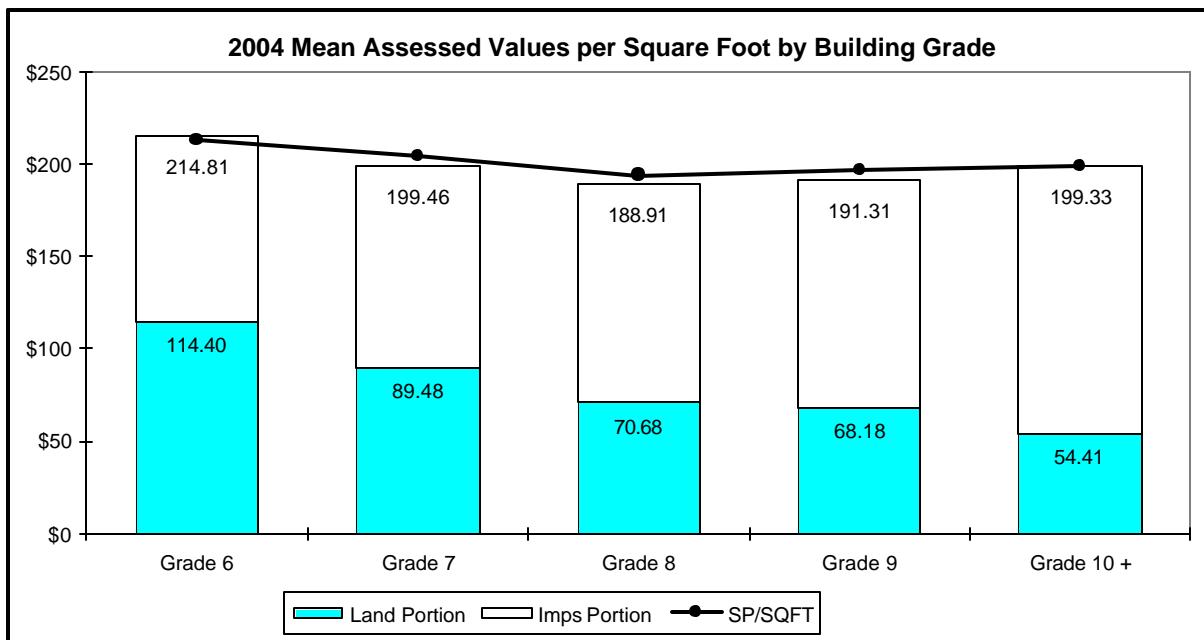
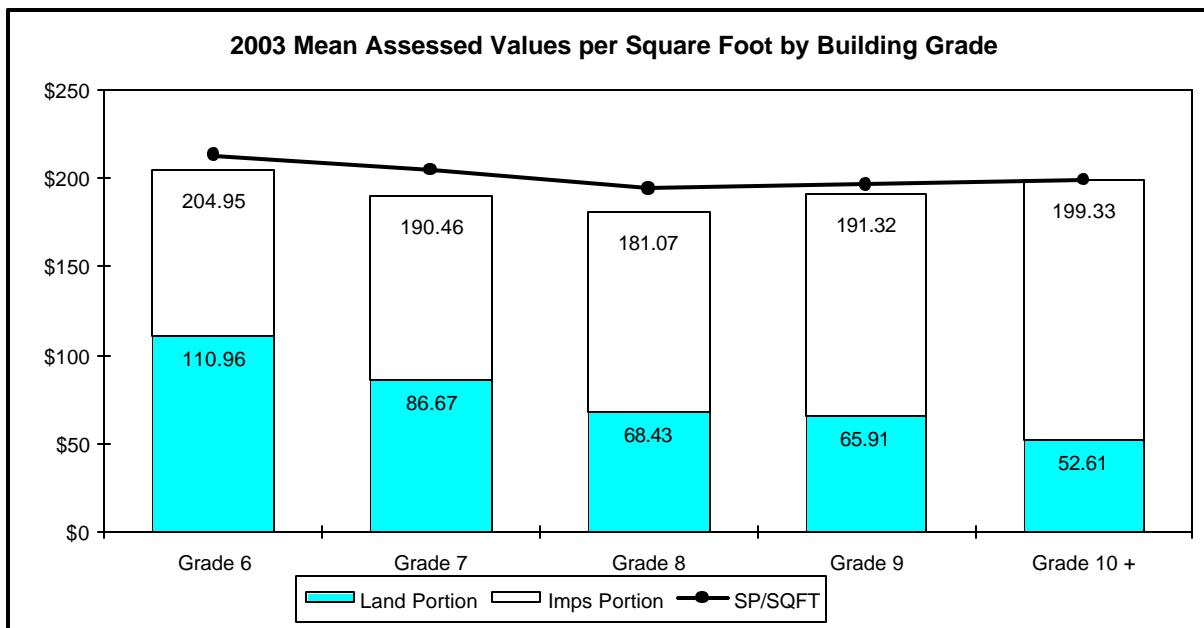
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample from the model, a market adjustment for land values was derived. The formula is:

$$\text{2004 Land Value} = \text{2003 Land Value} \times 1.037, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 431 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that the area required minimal adjustments in order to improve the uniformity of assessments throughout the area. Several variables were tested during model development and analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for most properties throughout this area. Properties with higher quality homes (grade 9 or better) along with houses built or renovated after 2000 or having above grade living areas greater than 2600 square feet were assessed at market value and did not need further adjustments.

The derived adjustment formula is:

$$\text{2004 Total Value} = \text{2003 Total Value} * 1.05$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2004 Improvements Value} = \text{2004 Total Value} \text{ minus } \text{2004 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \* If multiple houses exist on a parcel, the % change indicated by the sales sample is used to arrive at new total value ((Previous Total Value \* 1.037) – (2004 Land Value)) = New Building Value
  - \* If a house is a grade 9 or better, to arrive at new total value ((Previous Total Value \* 1.00) – (2004 Land Value)) = New Building Value
  - \* If a house has a year built or renovated greater than 2000, to arrive at new total value ((Previous Total Value \* 1.00) – (2004 Land Value)) = New Building Value
  - \* If a house has above grade living area greater than 2600 square feet, to arrive at new total value ((Previous Total Value \* 1.00) – (2004 Land Value)) = New Building Value
  - \* If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \* If “accessory improvements only”, the % change as indicated by the sales sample is used to arrive at a new total value. ((Previous Total Value \* 1.037) – (2004 Land Value)) = New Building Value
  - \* If vacant parcels (no improvement value) only the land adjustment applies.
  - \* If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 or Previous Improvement value \* 1.00)
  - \* If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \* If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \* If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* Residential properties located on commercially zoned land will be valued using the % change indicated by the sales sample. ((Previous Total Value \* 1.037) – (2004 Land Value)) = New Building Value

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the % change indicated by the sales sample. The resulting total value is calculated as follows:

**2004 Total Value = ((Previous Total Value \* 1.037) – (2004 Land Value) = New Building Value), with results rounded down to the next \$1,000**

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## **Area 4 Annual Update Model Adjustments**

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

5.00%

#### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

Strata not receiving the Overall adjustment of 5% are houses with grades greater than 8, houses with year built or renovated greater than 2000 or houses with above grade living area greater than 2600 square feet. These property types would receive a factor of 1.00.

4188 or 86.5% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

655 or 13.5% of the population of 1 to 3 family home parcels in the area will receive no change to the total value.

## Area 4 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	29	0.956	1.002	4.8%	0.972	1.032
7	213	0.935	0.979	4.7%	0.964	0.993
8	137	0.934	0.973	4.2%	0.954	0.992
9	47	0.972	0.972	0.0%	0.944	1.000
>=10	5	0.994	0.994	0.0%	0.844	1.145
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1911-1940	29	0.929	0.970	4.5%	0.921	1.019
1941-1950	29	0.948	0.993	4.8%	0.954	1.033
1951-1960	106	0.946	0.984	4.1%	0.963	1.005
1961-1970	90	0.907	0.947	4.4%	0.926	0.968
1971-1980	86	0.959	0.995	3.7%	0.971	1.018
1981-1990	50	0.966	0.996	3.1%	0.970	1.022
1991-2000	21	0.916	0.938	2.4%	0.894	0.982
>2000	20	0.987	0.987	0.0%	0.950	1.025
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	357	0.946	0.980	3.5%	0.969	0.991
Good	63	0.928	0.968	4.4%	0.940	0.996
Very Good	11	0.909	0.946	4.2%	0.849	1.044
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	333	0.937	0.977	4.3%	0.966	0.989
1.5	18	0.932	0.973	4.4%	0.897	1.050
>=2	80	0.961	0.977	1.6%	0.953	1.000

## Area 4 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

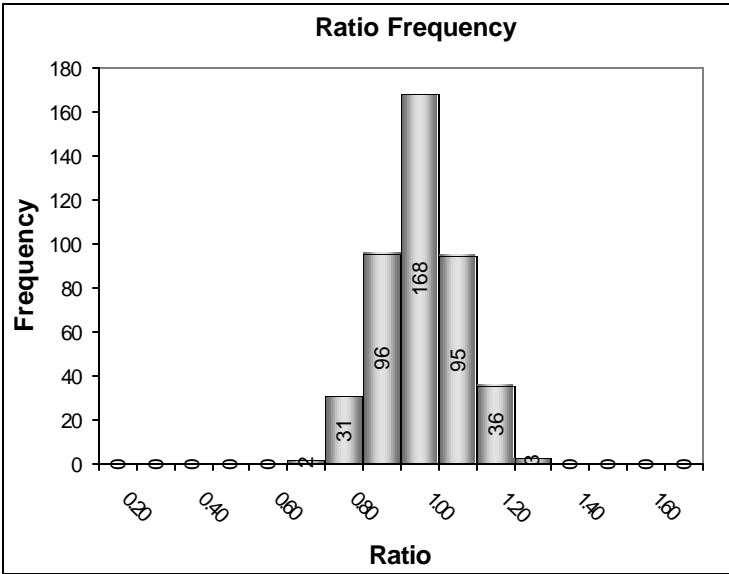
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=900	21	0.941	0.986	4.8%	0.955	1.018
900-1200	97	0.919	0.963	4.8%	0.943	0.982
1201-1500	111	0.936	0.980	4.7%	0.961	0.999
1501-1800	80	0.947	0.987	4.2%	0.962	1.012
1801-2300	73	0.943	0.972	3.0%	0.942	1.001
2301-2600	29	0.966	0.984	1.9%	0.945	1.023
>=2601	20	0.980	0.980	0.0%	0.924	1.035
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	375	0.946	0.983	3.9%	0.973	0.993
Yes	56	0.927	0.949	2.3%	0.914	0.983
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	431	0.943	0.977	3.7%	0.967	0.987
Yes	0	0	0	0	0	0
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	143	0.950	0.991	4.3%	0.974	1.008
2	68	0.952	0.988	3.8%	0.959	1.017
3	136	0.932	0.966	3.6%	0.949	0.984
4	84	0.941	0.967	2.8%	0.944	0.989
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<=7000	38	0.953	0.983	3.1%	0.957	1.008
7001-9000	106	0.948	0.986	4.0%	0.967	1.004
9001-11000	100	0.939	0.976	3.9%	0.956	0.997
11001-14000	83	0.934	0.969	3.7%	0.946	0.992
14001-18000	47	0.945	0.977	3.4%	0.941	1.014
18001-30000	42	0.957	0.986	3.0%	0.945	1.027
>=30001	15	0.911	0.943	3.5%	0.867	1.019

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NW / Team 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 3/10/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>East Lake Forest Park &amp; West Kenmore / 4</b>	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	431		
<b>Mean Assessed Value</b>	287,400		
<b>Mean Sales Price</b>	304,900		
<b>Standard Deviation AV</b>	78,851		
<b>Standard Deviation SP</b>	87,796		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.951		
<b>Median Ratio</b>	0.949		
<b>Weighted Mean Ratio</b>	0.943		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.672		
<b>Highest ratio:</b>	1.225		
<b>Coefficient of Dispersion</b>	8.64%		
<b>Standard Deviation</b>	0.104		
<b>Coefficient of Variation</b>	10.89%		
<b>Price Related Differential (PRD)</b>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.939		
Upper limit	0.962		
<b>95% Confidence: Mean</b>			
Lower limit	0.941		
Upper limit	0.961		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4843		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.104		
<b>Recommended minimum:</b>	17		
<b>Actual sample size:</b>	431		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	219		
# ratios above mean:	212		
Z:	0.337		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



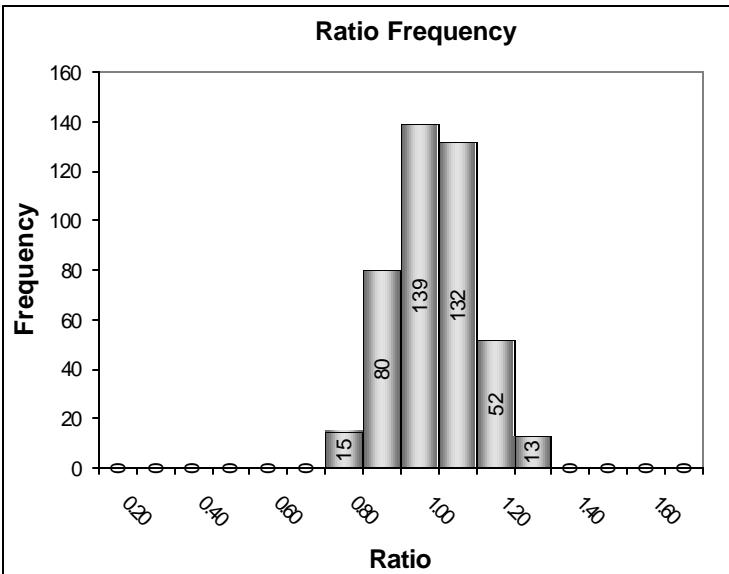
**COMMENTS:**

1 to 3 Unit Residences throughout area 4

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NW / Team 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/10/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> <b>East Lake Forest Park &amp; West Kenmore / 4</b>	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 431			
<b>Mean Assessed Value</b>	298,000		
<b>Mean Sales Price</b>	304,900		
<b>Standard Deviation AV</b>	77,290		
<b>Standard Deviation SP</b>	87,796		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.989		
<b>Median Ratio</b>	0.989		
<b>Weighted Mean Ratio</b>	0.977		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.704		
<b>Highest ratio:</b>	1.268		
<b>Coefficient of Dispersion</b>	8.51%		
<b>Standard Deviation</b>	0.106		
<b>Coefficient of Variation</b>	10.75%		
<b>Price Related Differential (PRD)</b>	1.012		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.979		
<i>Upper limit</i>	1.000		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.979		
<i>Upper limit</i>	0.999		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4843		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.106		
<b>Recommended minimum:</b>	18		
<b>Actual sample size:</b>	431		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	215		
# ratios above mean:	216		
<i>Z:</i>	0.048		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 4

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	402410	1940	9/1/02	\$170,000	480	0	6	1931	4	7400	N	N	18303 28TH AV NE
1	402410	1640	3/10/03	\$165,000	670	0	6	1948	4	8160	N	N	17810 24TH AV NE
1	397290	0308	11/20/02	\$160,000	720	0	6	1931	3	8204	N	N	1644 NE PERKINS WY
1	397170	2154	9/22/02	\$166,000	760	0	6	1946	3	6804	N	N	19002 15TH AV NE
1	397170	1687	2/15/02	\$162,000	770	0	6	1938	4	7200	N	N	1610 NE 192ND ST
1	402410	1430	2/13/03	\$190,000	770	0	6	1950	3	6000	N	N	18203 25TH AV NE
1	397290	0140	10/10/03	\$159,000	850	0	6	1946	3	6250	N	N	1815 NE 190TH ST
1	397290	0505	12/20/02	\$191,200	890	0	6	1942	4	7900	N	N	1612 NE 186TH ST
1	402410	1425	3/22/02	\$207,400	900	0	6	1948	3	9600	N	N	17848 24TH PL NE
1	402410	1624	3/28/03	\$188,000	900	0	6	1991	3	7200	N	N	17840 24TH AV NE
1	402410	2000	12/11/02	\$189,000	980	0	6	1973	3	7400	N	N	17857 28TH AV NE
1	397290	0180	7/25/03	\$180,000	1010	0	6	1935	3	7000	N	N	1811 NE 189TH ST
1	397290	0075	6/14/02	\$205,000	1010	0	6	1940	4	6250	N	N	1633 NE 190TH ST
1	263690	0044	5/24/02	\$191,000	1060	0	6	1954	3	6820	N	N	20103 30TH AV NE
1	378210	0095	7/29/02	\$186,500	1080	0	6	1955	3	9450	N	N	20303 22ND AV NE
1	397290	0590	3/7/03	\$235,950	1170	0	6	1989	3	6750	N	N	1607 NE 186TH ST
1	866590	0197	4/11/03	\$233,000	1200	440	6	1921	4	11798	N	N	18619 21ST PL NE
1	418190	0075	8/22/02	\$224,950	1390	0	6	1950	4	7500	N	N	18906 32ND AV NE
1	866590	0240	5/28/02	\$254,900	1420	0	6	1946	3	5865	N	N	19017 LAGO PL NE
1	397170	2037	7/9/02	\$265,000	1500	0	6	1984	3	9174	N	N	19001 18TH AV NE
1	263690	0096	3/25/03	\$239,950	820	430	7	1971	3	7680	N	N	20212 25TH AV NE
1	397290	0431	2/9/03	\$179,401	830	0	7	1950	3	6850	N	N	18620 16TH AV NE
1	397290	0117	8/15/03	\$260,000	860	350	7	1977	3	6250	N	N	1608 NE 189TH ST
1	866590	0207	9/13/02	\$262,000	860	280	7	1946	5	7560	N	N	18927 LAGO PL NE
1	319790	0055	8/27/02	\$241,000	890	500	7	1953	3	7260	N	N	18528 29TH AV NE
1	397290	0095	9/19/02	\$229,950	890	770	7	1977	3	6250	N	N	1630 NE 189TH ST
1	615290	0308	2/11/02	\$168,950	930	0	7	1952	3	18550	N	N	18737 BALLINGER WY NE
1	255590	0360	8/7/03	\$197,000	940	820	7	1958	3	7680	N	N	1508 NE PERKINS WY
1	378210	0070	7/19/02	\$219,000	960	0	7	1955	3	8100	N	N	20328 21ST AV NE
1	741870	0040	7/29/03	\$210,000	960	0	7	1953	3	9590	N	N	2536 NE 203RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	319790	0020	9/22/03	\$239,000	980	0	7	1952	3	7440	N	N	18529 29TH AV NE
1	397290	0608	5/9/03	\$182,800	990	0	7	1937	3	5063	N	N	1631 NE 186TH ST
1	115561	0090	8/18/03	\$275,000	990	960	7	1970	3	8779	N	N	3205 NE 204TH ST
1	263690	0092	10/23/03	\$249,950	990	440	7	1988	3	6500	N	N	2539 NE 203RD ST
1	741770	0641	6/20/02	\$185,000	990	340	7	1947	3	10650	N	N	19620 19TH AV NE
1	115561	0090	2/25/02	\$239,900	990	960	7	1970	3	8779	N	N	3205 NE 204TH ST
1	402410	1520	4/15/03	\$218,000	1010	0	7	1952	3	7200	N	N	1645 NE 185TH ST
1	263690	0091	6/18/02	\$216,599	1010	360	7	1963	3	9100	N	N	2535 NE 203RD ST
1	397290	0470	2/14/02	\$229,000	1030	0	7	1984	3	5442	N	N	18623 NE PERKINS PL
1	615290	0120	5/8/03	\$230,200	1030	0	7	1963	3	27180	N	N	19012 32ND AV NE
1	402410	1670	7/22/02	\$185,000	1040	0	7	1955	3	9997	N	N	2548 NE 178TH ST
1	319790	0015	3/27/03	\$246,000	1050	0	7	1952	3	8160	N	N	18523 29TH AV NE
1	397170	1922	4/19/02	\$247,500	1060	550	7	1970	3	13500	N	N	19024 18TH AV NE
1	397290	0115	8/29/02	\$214,950	1060	0	7	1972	3	6250	N	N	1622 NE 189TH ST
1	675270	0030	4/1/02	\$217,500	1080	720	7	1958	3	9200	N	N	20218 20TH PL NE
1	418190	0085	10/8/02	\$287,000	1080	810	7	1989	3	12645	N	N	18902 32ND AV NE
1	115560	0010	9/5/02	\$245,000	1090	500	7	1969	3	10800	N	N	19820 30TH AV NE
1	742310	0035	2/18/02	\$184,950	1090	0	7	1955	3	9000	N	N	19534 23RD AV NE
1	397290	0315	3/27/03	\$259,000	1090	810	7	1988	3	6847	N	N	1632 NE PERKINS WY
1	397290	0465	1/9/02	\$239,950	1090	790	7	1984	3	6112	N	N	1639 NE PERKINS WY
1	397170	1850	6/12/02	\$269,950	1100	500	7	1980	3	8100	N	N	19057 LAGO PL NE
1	397290	0215	4/23/03	\$202,800	1120	0	7	1942	4	7350	N	N	18710 18TH AV NE
1	396190	0060	9/10/03	\$230,000	1140	0	7	1954	3	8296	N	N	18528 28TH AV NE
1	396190	0025	1/18/02	\$201,000	1140	0	7	1954	3	11310	N	N	18545 28TH AV NE
1	402290	1547	10/2/03	\$290,000	1150	720	7	1976	3	12293	N	N	19741 35TH AV NE
1	402410	1942	5/1/03	\$250,000	1150	950	7	1962	3	10157	N	N	18061 28TH AV NE
1	319790	0075	8/14/02	\$279,500	1160	640	7	1952	4	13230	N	N	18550 29TH AV NE
1	397290	0443	2/15/02	\$279,950	1160	640	7	1997	3	5417	N	N	1611 NE PERKINS WY
1	397290	0485	10/23/02	\$252,500	1170	390	7	1956	3	6550	N	N	1630 NE 186TH ST
1	259630	0020	1/18/03	\$208,000	1170	0	7	1955	3	9612	N	N	3042 NE 203RD ST
1	737420	0020	8/19/02	\$240,000	1180	860	7	1973	3	7400	N	N	19524 21ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	866590	0176	5/30/02	\$200,000	1190	0	7	1920	4	8025	N	N	2325 NE PERKINS WY
1	602740	0015	5/27/03	\$437,500	1200	900	7	1955	4	43995	N	N	19015 FOREST PARK DR NE
1	691900	0040	6/13/03	\$258,500	1200	300	7	1959	3	11172	N	N	2422 NE 182ND PL
1	378210	0015	2/23/02	\$216,000	1200	0	7	1955	3	8100	N	N	20334 22ND AV NE
1	255590	0350	8/22/03	\$239,000	1200	960	7	1958	3	8160	N	N	18812 15TH AV NE
1	691900	0060	9/16/03	\$240,000	1200	390	7	1959	3	9709	N	N	2425 NE 182ND PL
1	402290	1632	5/28/02	\$290,000	1220	0	7	1942	4	21280	N	N	19535 35TH AV NE
1	378270	0160	6/20/03	\$215,000	1220	0	7	1954	3	9730	N	N	2508 NE 204TH ST
1	615290	0401	6/25/02	\$264,950	1220	600	7	1962	4	9000	N	N	18512 32ND PL NE
1	619150	0180	10/23/03	\$308,000	1240	600	7	1975	3	7526	N	N	3014 NE 192ND ST
1	928675	0130	2/25/02	\$270,000	1240	430	7	1975	3	7225	N	N	3025 NE 194TH ST
1	401850	0060	7/2/03	\$274,900	1240	820	7	1976	3	7000	N	N	3011 NE 201ST PL
1	259630	0040	4/22/03	\$228,000	1250	0	7	1954	3	8960	N	N	3021 NE 203RD ST
1	397170	1780	5/30/02	\$215,000	1250	300	7	1928	4	48787	N	N	19230 LAGO PL NE
1	619150	0020	1/29/03	\$260,000	1280	600	7	1975	3	7680	N	N	3003 NE 192ND ST
1	115562	0030	5/16/02	\$263,900	1280	700	7	1973	3	7930	N	N	19509 35TH AV NE
1	619150	0020	9/23/02	\$247,580	1280	600	7	1975	3	7680	N	N	3003 NE 192ND ST
1	402290	0510	7/30/03	\$266,250	1290	600	7	1973	3	15764	N	N	20405 37TH AV NE
1	615290	0365	10/25/02	\$275,000	1300	600	7	1962	3	11000	N	N	18529 32ND PL NE
1	669010	0020	3/20/02	\$231,500	1310	0	7	1982	3	9060	N	N	3209 NE 195TH ST
1	866590	0201	4/18/03	\$365,000	1320	920	7	1998	3	6159	N	N	18623 21ST PL NE
1	615290	0402	8/30/03	\$284,900	1320	1200	7	1962	3	9240	N	N	18528 32ND PL NE
1	664890	0015	4/22/03	\$330,000	1340	600	7	1969	3	8640	N	N	19845 31ST AV NE
1	263690	0131	7/8/03	\$217,500	1340	0	7	1953	3	9900	N	N	20315 25TH AV NE
1	615290	0133	8/20/03	\$265,000	1340	400	7	1969	4	9282	N	N	19106 30TH AV NE
1	402290	0568	4/23/03	\$259,000	1340	880	7	1978	3	9583	N	N	20217 37TH AV NE
1	397290	0605	7/22/03	\$269,950	1350	590	7	1987	3	6750	N	N	1621 NE 186TH ST
1	742310	0045	8/7/02	\$204,000	1350	180	7	1958	3	9000	N	N	19524 23RD AV NE
1	263690	0283	9/2/03	\$294,950	1370	0	7	1967	3	15600	Y	N	19547 23RD AV NE
1	397290	0195	2/26/02	\$196,000	1390	0	7	1982	3	8333	N	N	18720 18TH AV NE
1	402290	0569	2/12/02	\$220,000	1390	510	7	1978	3	10454	N	N	3410 NE 202ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	866520	0050	4/8/02	\$261,000	1400	1250	7	1959	4	15960	N	N	2313 NE 191ST ST
1	402290	1562	9/25/02	\$275,000	1410	0	7	1968	3	9135	N	N	19826 32ND AV NE
1	402410	1421	2/26/02	\$229,950	1460	0	7	1955	3	7200	N	N	18057 25TH AV NE
1	319790	0005	7/14/03	\$255,500	1470	0	7	1952	3	8040	N	N	2808 NE 185TH ST
1	664890	0025	9/24/02	\$282,954	1470	0	7	1969	4	8235	N	N	19835 31ST AV NE
1	942550	0105	9/11/03	\$235,000	1480	0	7	1947	3	8662	N	N	18914 FOREST PARK DR NE
1	402290	1390	3/19/02	\$259,950	1490	860	7	1949	3	14280	N	N	3102 NE 195TH ST
1	010900	0050	11/21/02	\$255,000	1510	0	7	1964	3	9100	N	N	2819 NE 203RD ST
1	928675	0100	6/18/02	\$280,000	1530	0	7	1975	3	7200	N	N	3011 NE 194TH ST
1	319790	0010	4/25/03	\$257,400	1530	0	7	1952	4	7440	N	N	18517 29TH AV NE
1	866520	0010	7/1/03	\$218,800	1540	0	7	1959	3	12728	N	N	2330 NE 191ST ST
1	396190	0030	10/21/03	\$253,000	1560	0	7	1954	3	12139	N	N	18551 28TH AV NE
1	866590	0317	5/16/02	\$249,950	1560	0	7	1958	3	8265	N	N	19049 21ST AV NE
1	866590	0117	9/23/02	\$255,000	1590	0	7	1929	5	13600	Y	N	18529 26TH AV NE
1	866590	0020	4/11/03	\$266,000	1600	0	7	1980	3	10080	N	N	19227 BALLINGER WY NE
1	263690	0067	10/13/03	\$250,000	1610	0	7	1952	5	7856	N	N	20023 30TH AV NE
1	397170	2005	7/15/02	\$267,000	1620	0	7	1933	4	11500	N	N	19037 18TH AV NE
1	402410	1475	7/14/03	\$254,950	1650	0	7	1994	3	18897	N	N	2482 NE 183RD LN
1	866590	0040	1/31/03	\$420,000	1730	0	7	1931	4	20000	N	N	18954 FOREST PARK DR NE
1	866590	0270	9/17/02	\$270,000	1780	0	7	1946	3	30500	N	N	19016 FOREST PARK DR NE
1	397170	1990	1/24/03	\$255,000	1810	0	7	1977	3	9750	N	N	1703 NE 192ND ST
1	115562	0080	3/10/03	\$330,000	2140	0	7	1973	4	11006	N	N	19518 34TH AV NE
1	418190	0081	1/17/02	\$250,000	2280	0	7	1950	4	8845	N	N	18904 32ND AV NE
1	402410	1780	4/24/02	\$249,950	2280	0	7	1938	4	16425	N	N	18044 25TH AV NE
1	402290	1471	11/18/03	\$275,000	2310	0	7	1960	3	20451	N	N	3320 NE 200TH CT
1	263690	0068	7/23/03	\$390,000	2400	0	7	2003	3	10126	N	N	20019 30TH AV NE
1	115560	0060	10/7/03	\$266,000	1140	1100	8	1973	3	10665	N	N	19826 31ST AV NE
1	401850	0090	5/15/02	\$284,400	1240	580	8	1976	3	7260	N	N	3008 NE 201ST PL
1	866590	0262	10/10/02	\$244,400	1270	0	8	1957	4	8800	N	N	19008 FOREST PARK DR NE
1	866590	0195	10/22/03	\$315,000	1330	0	8	1979	3	10593	N	N	18609 21ST PL NE
1	402410	1596	12/26/02	\$293,000	1400	600	8	1978	3	7521	Y	N	2420 NE 180TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	866590	0092	11/4/02	\$269,000	1410	320	8	1958	3	10350	N	N	18959 FOREST PARK DR NE
1	675270	0020	3/6/03	\$218,000	1450	0	8	1953	4	9200	N	N	20234 20TH PL NE
1	866590	1000	10/9/03	\$380,000	1490	730	8	1979	3	12600	N	N	18602 21ST PL NE
1	866590	0238	8/8/02	\$349,500	1540	1200	8	1984	3	12000	N	N	18742 23RD AV NE
1	402290	1570	10/7/02	\$375,000	1560	620	8	1978	3	27126	N	N	19715 35TH AV NE
1	402410	1547	9/16/03	\$298,900	1580	340	8	2003	3	6350	N	N	18228 24TH AV NE
1	866590	0156	2/13/02	\$270,000	1990	0	8	1956	4	7500	N	N	18511 24TH PL NE
1	260020	0160	2/17/02	\$310,000	2150	0	8	1986	3	7202	N	N	2735 NE 184TH PL
1	260020	0070	6/10/03	\$325,000	2220	0	8	1986	3	10707	N	N	2613 NE 184TH PL
1	866590	0194	11/25/02	\$395,000	2310	810	8	1995	3	7003	N	N	2620 NE 184TH PL
1	402290	1356	2/12/03	\$301,000	2480	0	8	1984	3	8018	N	N	19537 32ND AV NE
1	397170	2010	1/28/02	\$335,000	2520	120	8	1938	5	17250	N	N	19031 18TH AV NE
1	866590	0104	12/31/02	\$330,000	2550	0	8	1978	3	35200	N	N	2568 NE 188TH ST
1	402290	1317	10/31/03	\$414,500	2650	0	8	2000	3	6000	N	N	19728 30TH AV NE
1	259176	0030	2/18/03	\$395,000	2110	0	9	1999	3	4081	N	N	18630 22ND PL NE
1	259176	0070	1/16/02	\$345,000	2190	0	9	1999	3	4882	N	N	18649 22ND PL NE
1	866590	0290	7/25/03	\$435,000	2280	0	9	1992	3	40950	N	N	18928 LAGO PL NE
1	402410	1521	10/30/02	\$398,000	2830	0	9	2002	3	7200	N	N	1649 NE 185TH ST
1	402410	1970	2/24/03	\$399,950	2870	0	9	2002	3	7644	N	N	18027 28TH AV NE
1	402410	1522	5/29/02	\$475,000	3260	0	9	2002	3	7200	N	N	1651 NE 185TH ST
2	401990	0100	8/22/03	\$262,000	740	310	6	1942	4	12417	N	N	18409 47TH PL NE
2	115410	0285	11/20/02	\$195,000	770	0	6	1947	4	6500	N	N	4075 NE 174TH ST
2	115410	0190	5/28/03	\$199,950	930	0	6	1947	4	7500	N	N	4052 NE 174TH ST
2	115410	0310	4/9/03	\$179,000	970	0	6	1942	3	6500	N	N	4051 NE 174TH ST
2	401990	0144	9/12/03	\$225,000	1010	0	6	1951	4	17850	N	N	18430 47TH PL NE
2	402230	0030	8/21/03	\$235,000	1080	0	6	1920	3	16450	N	N	4623 NE 175TH ST
2	402350	0361	9/26/03	\$225,750	1230	0	6	1954	3	12000	N	N	2915 NE 182ND ST
2	401930	1290	6/10/03	\$250,000	860	860	7	1956	3	9260	N	N	4919 NE 180TH ST
2	401930	0980	5/23/02	\$418,000	1000	320	7	1920	4	58370	N	N	18251 BALLINGER WY NE
2	928970	0020	8/2/02	\$257,500	1030	910	7	1989	3	8120	N	N	18212 29TH PL NE
2	401930	0217	4/8/03	\$277,000	1100	190	7	1960	3	24240	N	N	18407 51ST PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	402350	0168	8/7/03	\$276,000	1140	550	7	1984	3	8774	N	N	18412 33RD CT NE
2	115410	0005	7/16/03	\$349,500	1150	550	7	1944	3	19707	N	N	4423 NE 178TH ST
2	928990	0060	6/24/02	\$345,000	1170	600	7	1957	3	33704	N	N	18329 28TH PL NE
2	402350	0100	10/30/02	\$289,950	1180	0	7	1922	4	21000	N	N	3006 NE 182ND ST
2	402350	0595	8/14/02	\$256,000	1180	1010	7	1980	3	20082	N	N	2924 NE 178TH ST
2	402290	6533	10/16/03	\$317,500	1230	1230	7	1959	4	15500	N	N	4905 NE 187TH ST
2	401930	0309	8/9/02	\$257,990	1230	410	7	1928	4	19304	N	N	18410 40TH PL NE
2	267810	0025	10/15/03	\$224,000	1240	0	7	1954	3	6730	N	N	18526 36TH PL NE
2	402350	0517	5/6/02	\$280,000	1310	340	7	1946	4	15000	N	N	3340 NE 178TH ST
2	401930	1445	5/22/03	\$453,000	1350	1120	7	1961	4	14472	Y	N	17525 BOTHELL WY NE
2	402050	0015	10/24/03	\$230,000	1400	0	7	1947	4	8023	N	N	4418 NE 178TH ST
2	402350	0785	10/11/02	\$248,000	1410	460	7	1928	3	14110	N	N	17855 29TH AV NE
2	401930	0185	5/28/02	\$325,000	1420	1300	7	1964	4	12630	N	N	4942 NE 180TH ST
2	402350	0045	7/28/03	\$324,500	1450	0	7	1977	3	8614	N	N	18233 35TH AV NE
2	402350	0550	5/6/03	\$253,500	1520	0	7	1979	3	29720	N	N	17876 29TH AV NE
2	267810	0015	5/28/02	\$219,500	1540	0	7	1954	4	6260	N	N	18515 36TH PL NE
2	401930	0685	5/19/03	\$275,000	1550	0	7	1952	4	10515	N	N	17825 40TH AV NE
2	401930	0175	10/21/03	\$400,000	1570	0	7	1926	5	38000	N	N	5020 NE 180TH ST
2	402350	0192	2/6/02	\$240,000	1590	0	7	1957	3	13680	N	N	2922 NE 182ND ST
2	681860	0025	9/2/03	\$274,950	1630	0	7	1958	3	9975	N	N	18104 33RD AV NE
2	681860	0025	1/2/03	\$257,000	1630	0	7	1958	3	9975	N	N	18104 33RD AV NE
2	402350	0490	4/14/03	\$325,000	1720	0	7	1967	3	18750	N	N	17818 33RD AV NE
2	401930	0345	8/15/02	\$428,000	1900	300	7	1939	3	25700	N	N	18443 40TH PL NE
2	401930	1550	10/2/03	\$290,000	1920	0	7	1952	3	20900	N	N	17552 BALLINGER WY NE
2	402110	0090	2/25/02	\$330,000	2180	0	7	1988	3	21132	N	N	18385 47TH PL NE
2	115410	0345	8/28/03	\$625,000	2520	1130	7	1934	4	46423	N	N	17235 BROOKSIDE BL NE
2	401930	1025	1/3/02	\$277,500	1340	940	8	1972	3	17000	N	N	18206 BALLINGER WY NE
2	771700	0090	5/14/02	\$300,000	1440	430	8	1960	4	11570	N	N	3827 NE 190TH PL
2	402350	0331	3/13/02	\$270,000	1510	1180	8	1959	3	12750	N	N	3029 NE 182ND ST
2	401930	1321	1/8/03	\$425,000	1560	400	8	1961	4	10910	Y	N	5055 NE 178TH ST
2	401930	0400	7/22/02	\$350,000	1590	0	8	1961	4	35615	N	N	18416 BALLINGER WY NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	402110	0035	11/19/02	\$388,500	1620	380	8	1955	4	40840	N	N	18360 47TH PL NE
2	401930	0006	12/2/02	\$270,250	1650	400	8	1984	3	20000	N	N	4945 NE 184TH ST
2	771700	0040	11/12/03	\$350,000	1670	300	8	1960	4	11174	N	N	3800 NE 190TH PL
2	771810	0020	12/6/02	\$359,000	1810	480	8	1966	4	8160	N	N	3541 NE 187TH ST
2	115410	0160	5/3/02	\$315,000	1840	0	8	2001	3	7650	N	N	4012 NE 174TH ST
2	402350	0227	6/14/02	\$440,000	1850	800	8	1983	3	19895	N	N	2617 NE 185TH ST
2	401930	1501	5/16/02	\$275,000	1870	0	8	1959	4	9170	N	N	17575 47TH AV NE
2	402350	0803	3/20/02	\$327,000	1910	0	8	1964	3	12180	N	N	17815 29TH AV NE
2	401930	1130	10/8/03	\$447,000	1930	0	8	1947	4	18000	Y	N	5300 NE 178TH ST
2	402290	6393	7/29/03	\$310,000	2000	580	8	1966	3	16650	N	N	5117 NE 187TH ST
2	402170	0031	6/19/02	\$435,000	2070	590	8	1947	4	18750	N	N	5017 NE 180TH ST
2	771810	0050	3/21/03	\$374,900	2090	0	8	1996	3	8160	N	N	3505 NE 187TH ST
2	401930	0068	4/10/02	\$530,000	2100	0	8	1981	3	16055	N	N	5253 NE 184TH ST
2	402350	0228	2/20/02	\$377,000	2240	0	8	1984	3	15615	N	N	2619 NE 185TH ST
2	402350	0353	11/13/02	\$297,500	2280	0	8	1961	3	10632	N	N	2937 NE 182ND ST
2	401930	1440	8/28/02	\$500,000	2290	600	8	1913	4	27800	Y	N	17561 BOTHELL WY NE
2	402350	0027	7/12/02	\$429,000	2520	0	8	2002	3	8960	N	N	3416 NE 184TH ST
2	401930	0540	6/27/03	\$520,000	3570	0	8	1935	3	50965	N	N	18491 BALLINGER WY NE
2	401930	1316	9/10/02	\$310,000	1360	1240	9	1973	4	10040	Y	N	5061 NE 178TH ST
2	401930	1496	9/13/02	\$375,000	1650	370	9	1965	4	14360	N	N	17559 47TH AV NE
2	401930	1403	2/22/02	\$425,000	1760	770	9	1954	3	14994	N	N	17444 47TH AV NE
2	259730	0020	8/9/02	\$460,000	1890	1890	9	1978	3	19908	Y	N	18015 53RD AV NE
2	032604	9099	6/18/02	\$559,000	2420	1200	9	1960	3	37477	N	N	3838 NE 189TH PL
2	401930	1073	2/14/02	\$384,950	2420	0	9	1999	3	15003	N	N	17822 BALLINGER WY NE
2	401930	0055	10/14/03	\$539,000	2250	900	10	1979	3	23700	N	N	5221 NE 184TH ST
2	402350	0945	11/14/03	\$458,500	2540	340	10	1972	4	19604	N	N	18420 24TH PL NE
3	402770	0565	9/23/03	\$261,000	1540	0	6	1937	3	16100	N	N	5310 NE 193RD ST
3	402770	1095	7/2/03	\$247,500	740	740	7	1959	5	8411	N	N	6033 NE 201ST LN
3	255816	0160	9/16/02	\$204,000	770	580	7	1971	3	7000	N	N	6109 NE 204TH ST
3	511600	0120	10/10/03	\$249,950	860	500	7	1983	3	12230	N	N	5830 NE 204TH PL
3	402770	0821	8/29/02	\$205,000	890	220	7	1943	3	15450	N	N	5634 NE 193RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	932095	0010	4/17/03	\$217,950	900	0	7	1970	3	6700	N	N	5450 NE 203RD PL
3	402770	1037	5/14/03	\$215,000	960	0	7	1968	3	11312	N	N	6125 NE 200TH ST
3	402290	0269	6/26/02	\$225,000	960	0	7	1992	3	10575	N	N	19717 40TH CT NE
3	511600	0150	8/7/02	\$219,500	1000	0	7	1983	3	10245	N	N	5806 NE 204TH PL
3	885770	0050	8/23/02	\$255,000	1010	0	7	1965	3	10000	N	N	3749 NE 194TH ST
3	392880	0051	7/19/03	\$315,000	1080	900	7	1969	3	14110	N	N	5005 NE 197TH ST
3	617990	0050	12/17/02	\$237,950	1090	510	7	1981	3	8610	N	N	5829 NE 198TH PL
3	402770	0563	5/3/02	\$260,000	1090	1060	7	1968	3	8510	N	N	19306 53RD AV NE
3	402770	0335	6/20/02	\$310,000	1120	1120	7	1957	3	16355	N	N	20206 54TH PL NE
3	402770	0822	7/28/03	\$265,000	1120	900	7	1964	3	15403	N	N	19427 58TH AV NE
3	402770	1319	11/4/02	\$241,000	1130	360	7	1977	3	7170	N	N	19023 56TH LN NE
3	402770	0497	9/26/02	\$209,000	1140	0	7	1960	3	9450	N	N	19517 55TH AV NE
3	401740	0017	7/16/02	\$247,000	1140	640	7	1978	3	13900	N	N	19725 42ND AV NE
3	402770	1140	11/21/02	\$209,000	1140	0	7	1970	3	9626	N	N	6023 NE 205TH ST
3	402940	0270	7/23/03	\$249,000	1150	370	7	1964	3	7416	N	N	19500 36TH AV NE
3	402290	0407	8/8/02	\$230,000	1150	0	7	1960	3	14250	N	N	20433 39TH PL NE
3	346100	0020	8/29/03	\$350,000	1170	650	7	1961	4	20020	N	N	19055 47TH PL NE
3	402770	0845	12/18/02	\$245,000	1180	430	7	1962	3	9800	N	N	5516 NE 195TH ST
3	032604	9123	6/5/03	\$259,000	1190	510	7	1984	3	8379	N	N	19348 35TH AV NE
3	402770	1046	10/14/03	\$217,600	1190	0	7	1968	3	11550	N	N	19719 61ST PL NE
3	402770	0880	12/4/02	\$221,500	1200	0	7	1915	3	10438	N	N	19628 55TH AV NE
3	259320	0010	3/24/03	\$268,500	1200	480	7	1961	3	8310	N	N	3705 NE 192ND ST
3	402770	0544	9/26/02	\$229,999	1200	0	7	1967	3	8115	N	N	19326 53RD AV NE
3	379060	0060	2/11/03	\$239,200	1200	650	7	1974	3	10430	N	N	19756 40TH CT NE
3	401740	0040	7/18/02	\$262,000	1220	590	7	1960	3	11250	N	N	4204 NE 197TH ST
3	402290	0287	4/5/02	\$240,000	1220	810	7	1978	3	10250	N	N	4010 NE 197TH ST
3	885770	0060	10/22/03	\$294,500	1240	0	7	1965	3	9350	N	N	3755 NE 194TH ST
3	402770	0975	11/12/03	\$271,400	1240	440	7	1985	3	9214	N	N	20428 61ST AV NE
3	255810	0050	10/7/03	\$322,500	1260	390	7	1967	3	7400	N	N	6020 NE 203RD ST
3	345900	0260	8/12/02	\$305,000	1260	540	7	1963	3	9990	Y	N	5102 NE 201ST PL
3	401740	0050	10/9/03	\$255,000	1270	600	7	1960	3	11430	N	N	4212 NE 197TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	346100	0190	4/10/02	\$255,000	1270	700	7	1963	3	12920	N	N	4908 NE 193RD ST
3	402290	2260	10/14/03	\$299,950	1300	140	7	1961	3	19010	N	N	19053 40TH PL NE
3	402770	0911	9/9/02	\$218,000	1300	0	7	1985	3	11326	N	N	5634 NE 199TH PL
3	402940	0020	8/27/03	\$305,000	1320	500	7	1962	3	12415	N	N	19516 36TH AV NE
3	255815	0100	2/23/03	\$238,000	1320	0	7	1968	3	7200	N	N	6118 NE 202ND ST
3	511600	0080	3/3/03	\$225,000	1320	0	7	1983	3	7365	N	N	5714 NE 204TH ST
3	721170	0040	7/3/02	\$259,000	1340	620	7	1968	3	7160	N	N	19415 36TH CT NE
3	402770	0548	5/8/03	\$312,995	1350	780	7	1969	3	8440	N	N	19322 53RD AV NE
3	019260	0110	6/26/03	\$297,000	1350	900	7	1976	3	8000	N	N	20120 47TH AV NE
3	402770	0868	4/23/03	\$271,500	1350	480	7	1967	3	10150	N	N	5705 NE 197TH ST
3	402770	1296	1/30/02	\$210,500	1360	0	7	1959	3	15000	N	N	5710 NE 190TH ST
3	402770	1057	10/2/02	\$235,000	1400	0	7	1974	3	9672	N	N	19720 60TH AV NE
3	115563	0020	4/26/02	\$277,500	1410	550	7	1975	3	9600	N	N	3523 NE 192ND PL
3	402770	0499	10/30/02	\$252,000	1420	0	7	1960	5	12000	N	N	19519 55TH AV NE
3	255815	0060	4/5/02	\$260,000	1430	1200	7	1968	3	7373	N	N	20034 61ST CT NE
3	570680	0100	9/10/03	\$330,000	1450	500	7	1967	3	13050	N	N	19033 53RD AV NE
3	402770	0630	9/22/03	\$306,000	1470	1450	7	1968	3	20700	N	N	19505 53RD AV NE
3	402770	0718	5/23/02	\$243,000	1500	0	7	1981	3	11338	N	N	5935 NE 201ST ST
3	402770	0872	6/27/02	\$220,000	1510	0	7	1964	3	11000	N	N	5732 NE 197TH ST
3	731190	0010	3/4/02	\$239,500	1520	0	7	1975	3	9000	N	N	3936 NE 199TH ST
3	402770	0866	2/22/02	\$231,000	1520	640	7	1967	3	11770	N	N	5701 NE 197TH ST
3	402770	0851	6/3/03	\$239,900	1540	0	7	1959	5	9800	N	N	5524 NE 195TH ST
3	402290	4632	4/19/02	\$295,000	1560	640	7	1985	3	9600	N	N	4518 NE 190TH CT
3	032604	9095	6/20/03	\$264,940	1570	0	7	1929	4	14750	N	N	19054 35TH AV NE
3	511600	0070	6/5/02	\$273,950	1660	0	7	1983	3	7361	N	N	5719 NE 204TH ST
3	276370	0020	8/26/03	\$259,900	1700	0	7	1967	3	13534	N	N	4950 NE 193RD ST
3	032604	9073	10/2/02	\$250,000	2000	0	7	1960	3	18810	N	N	19213 37TH AV NE
3	402770	0772	3/21/03	\$319,950	2010	0	7	2002	3	5707	N	N	5827 NE 195TH PL
3	402770	0773	4/1/03	\$314,950	2010	0	7	2002	3	5381	N	N	19409 61ST AV NE
3	402770	0771	4/1/03	\$296,450	2010	0	7	2002	3	4233	N	N	5835 NE 195TH PL
3	885770	0130	8/22/02	\$262,400	2240	0	7	1949	5	14420	N	N	3916 NE 194TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	402290	2101	9/17/02	\$270,000	2280	820	7	1970	3	13000	N	N	19529 40TH PL NE
3	928910	0020	12/23/02	\$296,000	1080	620	8	1961	3	13830	N	N	4083 NE 197TH ST
3	402290	2021	8/8/02	\$337,000	1110	760	8	1961	3	9600	N	N	19552 38TH AV NE
3	402290	2002	5/13/02	\$280,000	1140	1140	8	1960	3	15021	N	N	19560 38TH AV NE
3	928900	0030	8/14/02	\$264,500	1160	870	8	1960	3	9700	N	N	19551 38TH AV NE
3	345900	0220	3/24/03	\$347,000	1220	600	8	1964	3	12000	Y	N	20105 53RD AV NE
3	402770	0927	6/26/02	\$257,450	1240	800	8	1981	3	9418	N	N	5625 NE 202ND ST
3	928900	0050	5/13/03	\$336,500	1260	900	8	1960	4	9950	N	N	19535 38TH AV NE
3	402770	0039	2/7/03	\$232,500	1260	0	8	1963	3	13270	N	N	4641 NE 201ST PL
3	402290	2120	9/11/02	\$294,500	1280	1140	8	1967	3	17800	N	N	19507 40TH PL NE
3	401711	0110	3/26/03	\$299,950	1300	970	8	1977	3	12200	N	N	4608 NE 203RD PL
3	381960	0050	4/16/03	\$282,500	1310	1000	8	1978	3	8150	N	N	19605 61ST AV NE
3	402940	0090	9/16/03	\$300,000	1330	980	8	1975	3	10500	N	N	3710 NE 197TH ST
3	401760	0010	9/26/02	\$334,000	1340	720	8	1967	3	10160	N	N	4002 NE 195TH PL
3	345910	0070	11/25/02	\$284,950	1350	750	8	1967	3	7030	N	N	5450 NE 200TH PL
3	381960	0060	3/18/02	\$260,000	1360	700	8	1978	3	13500	N	N	19603 61ST AV NE
3	402290	4913	10/20/03	\$310,000	1440	650	8	1973	3	14080	N	N	18733 45TH CT NE
3	402290	4670	5/9/02	\$309,950	1470	520	8	1955	3	31600	N	N	18930 45TH PL NE
3	401711	0360	6/24/03	\$323,000	1480	650	8	1977	3	11770	N	N	4612 NE 203RD CT
3	662060	0140	6/20/02	\$318,000	1500	630	8	1972	3	13500	N	N	5206 NE 190TH ST
3	440070	0101	5/30/03	\$350,000	1510	850	8	1969	3	12240	Y	N	19201 46TH AV NE
3	345910	0220	2/12/02	\$258,000	1510	670	8	1970	3	7160	N	N	5437 NE 200TH PL
3	402290	2000	3/3/03	\$313,000	1530	1500	8	1969	3	8250	N	N	19607 40TH PL NE
3	402770	0796	4/22/02	\$314,950	1530	1040	8	2002	3	7902	N	N	19529 61ST AV NE
3	401710	0020	3/4/02	\$315,000	1540	860	8	1968	3	10800	N	N	20362 45TH AV NE
3	032604	9015	8/4/03	\$365,000	1620	440	8	1985	3	7250	N	N	19003 37TH AV NE
3	380000	0010	4/3/02	\$275,000	1650	700	8	1967	3	9600	Y	N	5415 NE 204TH ST
3	380000	0160	10/18/02	\$309,950	1680	970	8	1975	3	9322	N	N	4765 NE 203RD ST
3	401710	0040	3/17/03	\$333,260	1690	480	8	1968	3	9690	N	N	4510 NE 203RD PL
3	402770	0650	2/20/03	\$529,950	1720	1150	8	1960	5	39500	Y	N	19820 47TH AV NE
3	276371	0130	7/29/02	\$330,000	1740	430	8	1976	3	9830	Y	N	4950 NE 194TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	066200	0035	5/22/03	\$320,000	1740	1090	8	1968	3	14940	N	N	5027 NE 197TH ST
3	402290	0140	6/23/03	\$306,000	1790	600	8	1968	3	12530	N	N	4115 NE 203RD PL
3	345970	0190	7/18/03	\$425,000	1810	640	8	1978	3	20500	N	N	4025 NE 204TH ST
3	073200	0200	4/24/03	\$349,000	1850	800	8	1966	3	9070	N	N	4001 NE 186TH ST
3	402290	2083	6/11/03	\$415,000	1860	610	8	1964	3	16800	N	N	19528 38TH AV NE
3	402290	3272	8/14/02	\$335,000	1920	0	8	1969	3	12000	N	N	19014 40TH PL NE
3	401711	0460	12/9/03	\$389,500	1940	520	8	1978	3	11840	N	N	4518 NE 204TH PL
3	402290	2733	3/17/03	\$378,346	1950	580	8	2002	3	11325	N	N	4023 196TH CT NE
3	402770	0592	6/3/03	\$280,000	1980	0	8	1984	3	13068	N	N	5231 NE 193RD PL
3	402770	0786	8/28/03	\$330,000	1990	460	8	2002	3	5612	N	N	19525 61ST AV NE
3	932340	0040	9/15/03	\$365,500	2020	800	8	1975	3	18900	N	N	4028 NE 185TH ST
3	259740	0110	8/20/03	\$367,450	2090	0	8	1976	3	9600	N	N	20330 42ND AV NE
3	402290	2728	5/9/03	\$395,000	2090	0	8	1993	3	11650	N	N	4022 NE 196TH ST
3	440070	0541	8/14/02	\$295,000	2140	0	8	1971	3	9557	N	N	4640 NE 187TH PL
3	440070	0085	5/23/03	\$340,000	2160	1350	8	1979	3	12770	Y	N	19217 46TH AV NE
3	402770	0790	4/13/03	\$327,450	2250	0	8	2002	3	5565	N	N	19411 61ST AV NE
3	401711	0140	10/17/03	\$375,000	2310	0	8	1978	4	8480	N	N	4615 NE 203RD CT
3	402770	0468	6/21/02	\$395,900	2320	0	8	1998	3	10501	N	N	5403 NE 197TH ST
3	402770	0476	10/3/03	\$430,000	2340	0	8	1997	3	10700	N	N	5416 NE 196TH ST
3	440090	0090	9/2/03	\$395,000	2380	720	8	1969	3	10900	N	N	4629 NE 194TH ST
3	402770	0781	3/6/02	\$359,950	2410	0	8	2001	3	8890	N	N	19531 61ST AV NE
3	402290	2523	5/28/03	\$450,000	2420	0	8	2002	3	9739	N	N	18521 40TH PL NE
3	032604	9103	6/23/02	\$340,000	2470	0	8	2002	3	8550	N	N	3505 NE 195TH ST
3	402770	0456	7/20/03	\$425,000	2610	0	8	1998	3	8031	N	N	5408 NE 197TH ST
3	259740	0280	3/7/03	\$284,000	2730	0	8	1977	3	10520	N	N	4411 NE 203RD PL
3	402290	2900	1/22/03	\$306,000	2810	0	8	1976	3	23624	Y	N	4403 NE 195TH PL
3	402770	1326	1/23/03	\$323,500	1530	850	9	1979	3	17199	N	N	5504 NE 190TH ST
3	440070	0410	1/15/03	\$401,000	1710	750	9	1972	3	17543	N	N	18757 47TH AV NE
3	812860	0110	7/18/03	\$550,000	2040	1260	9	1990	3	14880	N	N	19541 44TH AV NE
3	019260	0020	2/4/03	\$443,000	2180	1310	9	1976	3	10300	Y	N	20112 51ST AV NE
3	402290	2560	5/20/02	\$354,950	2190	100	9	1975	3	20777	N	N	19616 44TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	402770	0006	6/19/03	\$410,950	2330	340	9	2002	3	20894	N	N	4511 NE 201ST PL
3	812860	0050	6/23/03	\$430,000	2460	700	9	1983	3	22520	Y	N	19554 44TH AV NE
3	402770	0003	4/3/03	\$403,000	2530	100	9	2002	3	29268	N	N	4505 NE 201ST ST
3	402770	0780	9/12/02	\$349,950	2590	0	9	2002	3	10521	N	N	19533 61ST AV NE
3	032604	9110	7/23/02	\$515,000	3060	0	9	1993	3	12528	N	N	19025 37TH AV NE
3	380000	0150	5/28/03	\$370,000	2110	600	10	1972	3	14710	N	N	4775 NE 203RD ST
3	402770	0662	2/27/02	\$730,000	3150	550	10	2000	3	9630	Y	N	19810 47TH AV NE
4	402290	6270	10/26/03	\$210,000	1060	0	6	1932	3	9800	N	N	5216 NE 187TH ST
4	618170	0195	11/19/03	\$330,000	1040	120	7	1953	3	6958	Y	N	6269 NE 182ND ST
4	381710	0010	2/24/03	\$231,200	1090	400	7	1955	3	8125	N	N	18735 61ST PL NE
4	402290	6283	7/9/03	\$200,000	1110	0	7	1959	3	9324	N	N	18725 53RD AV NE
4	883190	0090	8/12/03	\$232,950	1120	340	7	1965	3	7896	N	N	18431 61ST AV NE
4	381870	0171	7/1/02	\$235,000	1130	930	7	1956	3	11226	N	N	6114 NE 185TH ST
4	402290	6142	11/26/03	\$234,000	1250	0	7	1949	3	20624	N	N	5020 NE 187TH ST
4	112604	9099	6/5/03	\$298,900	1320	540	7	1955	3	26575	N	N	18417 61ST PL NE
4	414090	0335	1/21/03	\$230,000	1330	0	7	1968	3	9440	N	N	18830 57TH AV NE
4	381670	0130	8/30/02	\$226,450	1440	0	7	1954	3	12000	N	N	18710 61ST PL NE
4	381710	0030	6/5/03	\$231,237	1520	0	7	1955	3	13770	N	N	6108 NE 188TH PL
4	112604	9104	8/18/03	\$307,000	1580	0	7	1956	3	12136	Y	N	6118 NE 182ND ST
4	883351	0100	9/17/03	\$340,000	1590	1510	7	1977	3	10355	N	N	19416 65TH PL NE
4	883350	0010	3/26/03	\$322,500	1640	1480	7	1975	3	11157	N	N	19004 65TH AV NE
4	670820	0190	10/9/02	\$299,000	1700	670	7	1976	3	14510	N	N	19312 67TH AV NE
4	381870	0008	5/23/03	\$255,000	1710	0	7	1961	3	14565	N	N	6109 NE 190TH ST
4	670820	0090	7/22/03	\$250,000	1710	650	7	1976	3	14520	N	N	19425 66TH PL NE
4	883350	0050	12/30/02	\$389,500	1800	70	7	1976	3	13577	Y	N	6511 NE 192ND PL
4	402290	7730	9/25/03	\$250,000	2030	0	7	1932	3	7900	Y	N	18746 53RD AV NE
4	259700	0130	2/18/03	\$325,000	1260	670	8	1964	3	10929	N	N	18821 53RD AV NE
4	381670	0080	7/2/02	\$325,000	1300	630	8	1977	3	11250	Y	N	18731 KENLAKE PL NE
4	617870	0146	4/29/03	\$353,000	1340	370	8	1956	3	18750	N	N	18724 63RD AV NE
4	039710	0040	2/21/03	\$299,950	1340	1150	8	1976	3	8935	N	N	6431 NE 190TH ST
4	617893	0330	3/24/03	\$320,000	1380	1250	8	1979	3	8294	N	N	6527 NE 188TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	381550	0135	9/6/02	\$254,900	1410	360	8	1960	3	10823	N	N	18239 66TH AV NE
4	112604	9095	5/20/02	\$265,000	1410	700	8	1954	3	10208	Y	N	18222 62ND AV NE
4	381550	0165	2/27/03	\$240,000	1420	800	8	1960	3	12253	N	N	18252 66TH AV NE
4	883290	0375	4/8/03	\$400,000	1430	800	8	1960	4	13999	Y	N	18414 57TH AV NE
4	381670	0110	8/26/03	\$255,000	1490	0	8	1955	3	9525	N	N	6170 NE 187TH PL
4	381670	0110	4/25/02	\$249,500	1490	0	8	1955	3	9525	N	N	6170 NE 187TH PL
4	883290	0745	7/29/02	\$300,000	1510	430	8	1960	3	10803	Y	N	6014 NE 181ST ST
4	381550	0010	10/16/02	\$275,000	1540	630	8	1961	3	9630	N	N	6486 NE 184TH ST
4	381550	0075	6/21/02	\$269,900	1620	0	8	1959	3	10469	N	N	6434 NE 183RD ST
4	883290	0055	7/29/02	\$374,950	1620	580	8	1960	4	12066	Y	N	5735 NE 180TH ST
4	617870	0051	11/11/02	\$321,000	1620	1080	8	1956	4	9490	Y	N	6232 NE 184TH ST
4	381550	0105	8/15/03	\$340,000	1650	1400	8	1959	3	16946	N	N	6455 NE 183RD ST
4	414090	0140	4/9/03	\$270,000	1650	0	8	1961	3	12940	N	N	18504 57TH AV NE
4	039700	0150	7/19/02	\$340,000	1670	600	8	1968	3	9000	Y	N	6458 NE 186TH ST
4	883290	0265	4/8/02	\$474,450	1710	870	8	1960	3	10450	Y	N	5508 NE 180TH ST
4	670820	0020	6/4/03	\$296,000	1720	0	8	1967	3	13665	N	N	19131 66TH PL NE
4	414090	0186	5/14/03	\$417,500	1740	1400	8	1962	3	11080	N	N	5530 NE 187TH ST
4	381670	0005	4/1/02	\$422,500	1740	900	8	1953	3	13200	Y	N	18705 62ND AV NE
4	414090	0075	4/14/03	\$365,000	1760	670	8	1961	4	12250	Y	N	18516 55TH AV NE
4	414090	0315	8/22/03	\$289,950	1820	210	8	1977	3	10000	N	N	18813 57TH AV NE
4	039700	0030	3/13/02	\$290,000	1840	0	8	1976	3	9660	Y	N	6504 NE 188TH ST
4	618170	0500	11/17/03	\$390,000	1880	1250	8	1993	3	7422	N	N	18204 64TH AV NE
4	883290	0650	11/5/02	\$500,000	1940	820	8	1960	3	12066	Y	N	18011 60TH AV NE
4	386240	0090	8/14/02	\$310,000	2060	630	8	1984	3	14577	N	N	4907 NE 187TH PL
4	883351	0230	3/5/03	\$480,000	2150	0	8	1977	3	9734	Y	N	19304 65TH AV NE
4	670820	0280	7/23/03	\$337,500	2160	0	8	1963	3	12664	N	N	19331 67TH AV NE
4	689182	0200	1/13/03	\$465,000	2190	1470	8	1985	3	13053	N	N	6212 NE 193RD ST
4	414009	0110	8/22/03	\$320,000	2200	0	8	1975	3	6900	N	N	19216 KENLAKE PL NE
4	617893	0350	1/17/03	\$285,000	2290	0	8	1979	3	9601	N	N	18713 66TH AV NE
4	402290	6066	5/22/02	\$305,000	2290	0	8	1995	3	16696	N	N	18738 49TH PL NE
4	689182	0070	10/27/03	\$395,000	2410	0	8	1985	3	9770	N	N	6229 NE 191ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	414009	0080	10/28/02	\$344,950	2580	550	8	1972	3	6900	N	N	19124 KENLAKE PL NE
4	689181	0020	8/16/02	\$400,000	2780	0	8	1982	3	8944	N	N	6436 NE 192ND PL
4	414009	0060	10/6/03	\$320,000	3320	0	8	1977	3	6900	N	N	19112 KENLAKE PL NE
4	617870	0085	9/11/03	\$525,000	1460	1150	9	1951	3	24750	Y	N	6233 NE 187TH ST
4	883290	0540	10/22/03	\$330,000	1620	0	9	1955	3	11821	Y	N	5725 NE 182ND ST
4	883290	0320	2/7/02	\$420,000	1660	1660	9	1965	3	10461	Y	N	18300 57TH AV NE
4	883290	0345	8/9/02	\$350,000	1750	1750	9	1957	3	11230	Y	N	18235 58TH AV NE
4	883290	0505	11/6/03	\$475,000	1810	1400	9	1964	4	12750	Y	N	18020 57TH AV NE
4	883290	0600	4/18/02	\$465,000	1810	580	9	1964	3	15543	Y	N	5800 NE 181ST ST
4	617870	0064	5/29/02	\$470,000	1820	320	9	1977	3	24750	Y	N	18505 63RD AV NE
4	883351	0260	12/1/03	\$368,000	1860	1040	9	1977	3	13705	Y	N	19322 65TH AV NE
4	883290	0440	12/12/02	\$475,000	1900	1510	9	1959	3	12509	Y	N	18242 58TH AV NE
4	402290	6313	9/17/02	\$453,450	1960	850	9	1960	3	18827	Y	N	18523 53RD AV NE
4	617893	0440	8/6/02	\$439,000	2070	570	9	1993	3	11140	Y	N	6513 NE 186TH ST
4	883290	0635	11/19/02	\$560,000	2220	1380	9	1971	3	11800	Y	N	5839 NE 181ST ST
4	883290	0555	10/8/02	\$325,000	2270	0	9	1956	3	11575	Y	N	5823 NE 182ND ST
4	883290	0180	6/14/02	\$486,000	2330	1010	9	1957	3	14416	Y	N	5516 NE 182ND ST
4	039710	0230	5/20/03	\$415,000	2370	0	9	1988	3	13390	N	N	18531 64TH PL NE
4	617870	0165	10/9/03	\$380,000	2420	0	9	1954	3	22350	Y	N	18554 63RD AV NE
4	689181	0050	5/9/02	\$375,000	2570	0	9	1987	3	8787	N	N	19232 64TH PL NE
4	112604	9032	11/4/03	\$464,950	2590	0	9	1989	3	13652	Y	N	6113 NE 182ND ST
4	381670	0050	8/21/03	\$605,000	2660	750	9	1967	5	13028	Y	N	18744 KENLAKE PL NE
4	689182	0170	5/21/03	\$445,000	2970	0	9	1986	3	10651	N	N	6235 NE 193RD ST
4	689182	0150	7/23/03	\$447,500	2990	0	9	1990	3	9627	N	N	6219 NE 193RD ST
4	689180	0470	3/11/03	\$439,000	3000	0	9	1990	3	9822	N	N	6234 NE 193RD CT
4	689181	0220	11/25/02	\$455,000	3050	0	9	1984	3	10975	N	N	6368 NE 193RD PL
4	689181	0070	7/5/02	\$470,000	3370	0	9	1989	3	8825	N	N	19306 64TH PL NE
4	883290	0190	9/4/02	\$534,000	3710	650	9	1990	3	12821	Y	N	5536 NE 182ND ST
4	381670	0070	1/19/02	\$492,500	2910	0	11	1981	3	15400	Y	N	18765 KENLAKE PL NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	010010	0055	6/26/03	\$ 198,650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	115561	0100	5/23/03	\$ 50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	255590	0355	9/17/02	\$ 250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	255590	0360	5/29/03	\$ 177,803	EXEMPT FROM EXCISE TAX
1	259176	0010	3/10/03	\$ 475,000	Diagnostic Outlier
1	263690	0045	8/12/02	\$ 200,000	Imp Count DOR Ratio
1	263690	0066	4/30/02	\$ 155,000	STATEMENT TO DOR Unfinished Area DOR Ratio
1	263690	0067	8/21/02	\$ 225,000	SEGREGATION AND/OR MERGER;
1	263690	0091	10/15/03	\$ 20,700	DOR Ratio
1	263690	0168	9/10/03	\$ 236,900	Obsol Unfinished Area
1	397170	1681	3/20/02	\$ 194,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	397290	0020	4/3/03	\$ 272,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	397290	0165	9/20/02	\$ 225,000	Obsol
1	397290	0165	3/18/02	\$ 145,000	Obsol
1	397290	0185	5/7/03	\$ 183,000	Property sold is different than property assessed
1	397290	0608	5/2/03	\$ 42,684	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
1	402290	0499	9/26/02	\$ 242,000	FORCED SALE
1	402290	0607	8/20/02	\$ 80,000	DOR Ratio
1	402290	0608	2/13/02	\$ 128,000	DOR Ratio
1	402290	0971	6/19/03	\$ 400,000	SEGREGATION AND/OR MERGER
1	402290	1311	7/1/02	\$ 372,500	RELOCATION - SALE BY SERVICE
1	402290	1311	6/26/02	\$ 372,500	RELOCATION - SALE TO SERVICE
1	402410	1547	4/18/02	\$ 92,000	DOR Ratio
1	402410	1605	3/10/03	\$ 285,000	RELOCATION - SALE BY SERVICE
1	402410	1605	3/10/03	\$ 285,000	RELOCATION - SALE TO SERVICE
1	402410	1670	9/3/03	\$ 225,000	Property Assessed is different than property sold
1	418190	0049	7/30/03	\$ 171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	615290	0155	7/18/03	\$ 380,000	Limited Representation
1	615290	0305	5/28/03	\$ 232,123	PARTIAL INTEREST (103, 102, Etc.)
1	615290	0421	9/12/03	\$ 114,000	DOR Ratio
1	615290	0421	10/14/03	\$ 113,325	DOR Ratio
1	741710	0181	6/14/02	\$ 255,000	RELOCATION - SALE BY SERVICE
1	741710	0181	6/14/02	\$ 255,000	RELOCATION - SALE TO SERVICE
1	741770	0650	6/26/02	\$ 175,000	Limited Representation
1	742310	0010	7/31/02	\$ 71,422	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
1	742310	0025	10/28/02	\$ 129,000	PARTIAL INTEREST (103, 102, Etc.)
1	742310	0060	1/29/02	\$ 145,000	Diagnostic Outlier
1	866520	0010	4/21/03	\$ 218,000	NO MARKET EXPOSURE
1	866590	0050	2/22/02	\$ 370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	866590	0098	1/16/02	\$ 225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	866590	0114	4/11/02	\$ 310,500	RELOCATION - SALE BY SERVICE
1	866590	0114	3/5/02	\$ 287,500	RELOCATION - SALE TO SERVICE
1	866590	0316	11/17/03	\$ 235,900	Diagnostic Outlier
1	866590	0325	6/25/02	\$ 237,000	Obsol
1	928675	0120	1/24/02	\$ 273,000	EXEMPT FROM EXCISE TAX

***Improved Sales Removed from this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	942550	0055	3/14/02	\$ 250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	942550	0060	10/22/02	\$ 148,650	FORCED SALE
2	032604	9039	8/12/02	\$ 61,481	PARTIAL INTEREST (103, 102, Etc.)
2	032604	9087	6/18/03	\$ 200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	259200	0010	12/2/02	\$ 6,800	QUIT CLAIM DEED DOR Ratio
2	401930	0025	10/11/02	\$ 85,000	%Complete DOR Ratio
2	401930	0395	3/14/03	\$ 275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	401930	0480	1/8/02	\$ 277,750	Diagnostic Outlier
2	401930	0520	4/15/02	\$ 410,000	Limited Representation
2	401930	0660	12/6/02	\$ 175,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	401930	0675	10/22/02	\$ 220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	401930	0835	10/24/03	\$ 250,000	Imp Count
2	401930	0835	10/16/02	\$ 144,884	Imp Count DOR Ratio
2	401930	0970	10/29/03	\$ 440,000	Imp Count
2	401930	0990	4/22/03	\$ 483,000	Imp Count
2	401930	1170	6/16/03	\$ 780,000	Imp Count
2	401930	1596	4/9/02	\$1,300,000	Imp Count
2	402350	0191	2/24/02	\$ 284,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	402350	0203	4/23/02	\$ 72,452	RELATED PARTY, FRIEND, OR NEIGHBOR
2	402350	0505	1/22/03	\$ 130,000	Limited Representation
2	402350	0605	8/27/02	\$ 195,000	%Complete
2	402350	0656	3/6/03	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	928970	0090	12/12/02	\$ 279,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	032604	9041	3/29/02	\$ 300,000	SEGREGATION AND/OR MERGER;
3	032604	9075	3/26/03	\$ 429,000	Diagnostic Outlier
3	032604	9120	12/23/02	\$ 305,000	RELOCATION - SALE BY SERVICE
3	032604	9120	12/13/02	\$ 305,000	RELOCATION - SALE TO SERVICE
3	073200	0030	9/25/03	\$ 22,089	DOR Ratio
3	073200	0060	11/10/03	\$ 322,700	Obsol Active Permit Before Sale > 25K
3	073200	0100	5/5/03	\$ 110,238	PARTIAL INTEREST (103, 102, Etc.)
3	255800	0110	4/14/03	\$ 50,000	DIVORCE DOR Ratio
3	255810	0040	5/16/03	\$ 152,756	RELATED PARTY, FRIEND, OR NEIGHBOR
3	255810	0190	8/20/02	\$ 235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	255810	0220	8/6/02	\$ 231,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	255816	0020	8/28/03	\$ 270,000	Property Assessed is different than property sold
3	255816	0020	12/19/02	\$ 167,000	Property Assessed is different than property sold
3	259320	0010	11/26/02	\$ 153,554	QUIT CLAIM DEED
3	259320	0010	11/26/02	\$ 3,000	QUIT CLAIM DEED DOR Ratio
3	345900	0080	3/26/02	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	346100	0182	5/24/02	\$ 117,500	DOR Ratio
3	380000	0120	9/9/03	\$ 445,000	Diagnostic Outlier
3	402290	0413	6/20/03	\$ 325,000	OpenSpace0
3	402290	1705	10/3/02	\$ 225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	402290	1760	8/21/03	\$ 231,000	Limited Representation
3	402290	1760	5/16/02	\$ 215,900	Limited Representation

***Improved Sales Removed from this Annual Update Analysis***  
**Area 4**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	402290	1763	5/9/02	\$ 455,000	Diagnostic Outlier
3	402290	1763	10/24/02	\$ 139,405	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
3	402290	2710	9/26/03	\$ 300,000	NON-REPRESENTATIVE SALE
3	402290	2717	6/17/03	\$ 215,000	DOR Ratio
3	402290	3080	8/5/03	\$ 78,000	Obsol Prep Imp<=10K
3	402290	5150	6/23/03	\$ 170,000	QUESTIONABLE PER APPRAISAL
3	402770	0396	12/11/02	\$ 135,462	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
3	402770	0459	12/20/02	\$ 662,000	RELOCATION - SALE BY SERVICE
3	402770	0459	12/20/02	\$ 662,000	RELOCATION - SALE TO SERVICE
3	402770	0529	3/27/02	\$ 263,000	RELOCATION - SALE BY SERVICE
3	402770	0529	3/27/02	\$ 263,000	RELOCATION - SALE TO SERVICE
3	402770	0583	5/23/02	\$ 155,000	Property sold is different than property assessed
3	402770	0620	4/15/03	\$ 460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	402770	0785	11/17/03	\$ 384,950	%Complete Active Permit Before Sale >25K
3	402770	0910	6/21/02	\$ 200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	402770	0933	12/17/02	\$ 168,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	402770	0975	4/21/03	\$ 260,000	SEGREGATION AND/OR MERGER;
3	402770	1251	1/24/02	\$ 183,000	Limited Representation
3	402940	0040	2/4/02	\$ 240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	402940	0220	12/9/02	\$ 61,000	QUIT CLAIM DEED
3	570680	0100	9/10/03	\$ 330,000	To Relocation Service
3	885770	0010	6/26/02	\$ 70,000	QUIT CLAIM DEED DOR Ratio
3	928900	0040	8/29/03	\$ 134,464	DOR Ratio
3	928910	0080	12/26/02	\$ 91,989	PARTIAL INTEREST (103, 102, Etc.)
4	112604	9024	4/22/03	\$ 10,000	QUIT CLAIM DEED DOR Ratio
4	381550	0140	4/21/03	\$ 269,000	Limited Representation
4	381670	0015	2/12/03	\$ 250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	381870	0123	6/12/02	\$ 76,000	DOR Ratio
4	402290	6350	1/13/03	\$ 379,950	Obsol
4	617870	0140	7/11/03	\$ 235,000	NO MARKET EXPOSURE
4	617893	0180	11/13/02	\$ 255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	618170	0280	5/20/03	\$ 209,950	RELOCATION - SALE BY SERVICE
4	618170	0280	5/20/03	\$ 209,950	RELOCATION - SALE TO SERVICE
4	618170	0625	4/10/03	\$ 487,000	Diagnostic Outlier
4	670820	0160	12/27/02	\$ 440,000	EXEMPT FROM EXCISE TAX
4	800090	0035	12/4/02	\$ 46,618	QUIT CLAIM DEED
4	883140	0010	3/7/02	\$ 205,000	NON-REPRESENTATIVE SALE
4	883140	0030	6/2/03	\$ 330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	883290	0570	6/11/03	\$ 392,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	883290	0800	1/7/02	\$ 118,186	DOR Ratio
4	883290	0800	4/22/03	\$ 295,043	QUIT CLAIM DEED; STATEMENT TO DOR
4	883350	0050	3/20/02	\$ 325,000	NO MARKET EXPOSURE



**King County**  
**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr